

MARCH 28, 2023

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE OF NORTHEAST ¼ OF SAID SECTION 32; THENCE SOUTH 02°07'30" EAST, ALONG THE EAST LINE OF THE SAID SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 32, DISTANCE OF 66.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PRITMORE ROAD (A 66 FOOT RIGHT WAY AS NOW ESTABLISHED); THENCE NORTH 89°57'50" WEST ALONG LAST SAID LINE, A DISTANCE OF 735.58 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5857, PAGE 841 AND THE POINT OF BEGINNING; THENCE SOUTH 06°27'30" EAST ALONG LAST SAID LINE AND THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5857, PAGE 839, A DISTANCE OF 338.20 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3675, PAGE 1075; THENCE NORTH 89°38'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 282.14 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 31°43'00" WEST ALONG LAST SAID LINE, 46.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1859.86 FEET, AN ARC DISTANCE OF 330.41 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 26°37'38" WEST, 329.98 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF PRITMORE ROAD AND THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS VOLUME 5857, PAGE 841; THENCE SOUTH 89°57'50" EAST ALONG LAST SAID LINE, 416.41 FEET, TO THE POINT OF BEGINNING LESS AND EXCEPT ANY PART IN BOOK 7026, PAGE 532, OF SAID CURRENT PUBLIC RECORDS.

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